

ELEVATOR SAFETY BOARD

Meeting Minutes

January 15, 2019

I. Call to order

Vice-Chairperson Wayne Sims called the meeting to order at 9:00 a.m. in the conference room at 150 Des Moines Street, Des Moines, Iowa.

II. Roll call

Members present: Peggy Vandenberg
Wayne Sims
Kerry Dixon
Kathleen Uehling
Craig Clabaugh
Marvin Schumacher (via phone)
Justin Carleton

Member absent: Amy Infelt and Kris Kesterson

Ms. Caroline Barrett, Assistant Attorney General 2, also attended.

III. Approval of agenda

Ms. Dixon moved to approve the agenda and Mr. Clabaugh seconded the motion. The Board approved it unanimously.

IV. Approval of minutes from December 7, 2018

Mr. Carleton moved to approve the December 7, 2018 minutes. Ms. Dixon seconded the motion and the board approved it unanimously.

V. Item for Action

- A. *Tabled Petition for Declaratory Order from Marc Wallace regarding a conveyance at 126 West Second Street, Muscatine (E2018-193).*

Mr. Jeremy Musil, AEL, Inc., introduced Mr. Marc Wallace, petitioner, to the elevator board. Mr. Wallace read letters from Mr. Thomas Bankhead, AIA Iowa Architect, and Mr. Michael Stensland, City of Muscatine, Building Division Manager. Mr. Wallace provided a comprehensive history of his acquisition of the building in Muscatine.

The board discussed with Mr. Wallace his options, safety concerns, and possible solutions. Since no new designs have been brought forth, Ms. Dixon moved to deny the Petition for Declaratory Order. Mr. Carleton seconded and the board unanimously agreed.

- B. *Temporary variance application from Principal Financial Group regarding escalator step replacement (E2019-001).*

Mr. Craig Clabaugh stepped out of the meeting.

Ms. Val Hageman, Property Manager, distributed to the board a history of the escalator. Mr. Bill Johnson and Mr. Dave Debo of Principal were also in attendance to provide information.

Ms. Hageman stated plans are underway for a major remodel of the lobby area. Elimination and total replacement of the 4 escalators are under consideration. They are requesting the variance to allow time to make their decision. Mr. Jim Borwey, Division of Labor- Elevator Manager, stated that the escalators have some major issues. The possibility of replacing a few of the worst steps as an interim measure was discussed.

Ms. Dixon moved to table the variance until Friday, January 18th. In the meantime, the State will identify the steps that are the most hazardous and Principal will find out how quickly Otis can install replacement steps. Ms. Vandenberg seconded the motion and the board unanimously agreed.

Mr. Clabaugh returned to the meeting.

C. Variance application regarding a car top exit on an older elevator from Mark Cochrane on behalf of Krause Holdings (E2019-002).

Mr. Mark Cochrane, Maintenance Supervisor for Jefferson Apartments, spoke to the board regarding the variance. The elevator is being upgraded to comply with A17.3. Pictures provided to the board reveal that it would be impracticable to install a car top exit.

Ms. Uehling moved to grant the variance. Ms. Dixon seconded the motion and the board unanimously agreed.

D. Variance application regarding piping for hydraulic fluid submitted by Krista Kay on behalf of Go Fish Marina Bar & Grill (E2019-003).

Mr. Michael Meloy, Attorney, joined the meeting via conference call. Mr. Meloy introduced Ms. Krista Kay, owner, and Mr. Bill Hamilton, previous owner, to the board.

The code states that part of the hydraulic hose installation is not allowed. Ms. Kay noted that the state inspected the unit after installation and it passed. Mr. Borwey stated that the inspector should not have approved the installation. Ms. Kay noted that the hose was replaced in 2018. Mr. Borwey stated that a rupture valve would minimize the danger created by the hydraulic hose.

Ms. Uehling moved to grant the variance to A17.1, section 3.19.3.3(a) and allow the hose to remain on the condition that a rupture valve and a code data plate are installed and new full load test be performed. Ms. Dixon seconded the motion and the board unanimously agreed.

VI. Division of Labor Report

Ms. Uehling apologized for the absence of the Labor Commissioner who is at the State of the State Address. Mr. Borwey reported that the program is still financially solvent with a positive cash flow.

Expenses: \$1,020,667.76
Income \$1,165,869.17
6 month carryover \$145,201.41

Mr. Borwey stated that he is currently trying to hire 2 inspectors and 2 clerical staff. Amusement season is starting and there is still a backlog of inspections due to the vacancies.

VII. Communications

None

VIII. Next meeting dates

- Friday, January 18, 2019 at 3:00 p.m. 150 Des Moines Street

- Wednesday, February 20, 2019 at 9:00 a.m. 150 Des Moines Street
- Tuesday, March 26, 2019 at 9:00 a.m. 150 Des Moines Street

IX. Next meeting agenda

January 18, 2019

- Tabled Principal Financial variance (E2019-001)

February 20, 2019

- Variance 111 City Lofts (E2019-004)
- Variance PDM Company (E2019-005)
- Variance St. Lukes Medical Center (E2019-006)
- Rulemaking A17.3

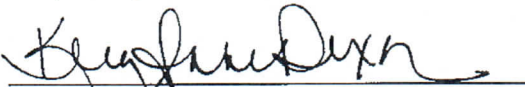
X. Public comments

No public comments.

XI. Adjournment

Ms. Dixon moved to adjourn the meeting. The board approved. The meeting adjourned at 10:52 a.m.

Respectfully submitted,


Ms. Kerry Dixon, Secretary